

**TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES OF MARCH 4, 2015**

PRESENT: John Paul, Michael Delaney, Robert Beach, Alyth Hescocock, Julie Adams

VISITORS: Carl Cole, Devin Schrock, Jeremy Schrock, Robert Peisch

Meeting opened at 7:03 PM.

#15-005 – Mark Franceschetti, 14 Old Hollow Road – Parcel 18/20/71

Carl Cole speaking for applicant, Mark Franceschetti. Last July, ZBA granted approval for three (3) units. Since then additional land has been added (2 acres). The application seeks to increase the dwelling units by 2 and add an Accessory Dwelling Unit.

Questions: (Alyth) Will there be enough parking? (They now have sufficient land). Will there be any exterior changes (John). (None!)

Questions from the Public:

Bob Peisch: I am now Deputy Health Officer, and served as Health officer for four years. There are tenant problems. Smoke in the basement twice (Fire Dept. called). Spoke at length about the landlord and the building, etc. Fire Marshall is due to inspect shortly. Issues discussed.

Carl Cole spoke about sticking to zoning issues, and what was pertinent to that. Tenant problems if any are not the subject of this hearing.

Decision: The Board would like a set of floor plans, for the record. The Board decided to conduct a site visit. Hearing recessed until April 1, 2015

15-008 – Matthew Donahue & Lisa Gwiazda, 56 Pleasant Bay Lane – Parcel # 99/99/99.003
Applicant did not show! Board recessed hearing until April 1st. Unanimous decision.

15-007 – Jeremy and Devin Schrock, 2518 Button Bay Road – Parcel # 13/01/62

Jeremy and Devin Schrock spoke about setting up a wedding venue in the barn on their property. The barn is 30' x 80'. It will be restored. I-pad passed around with photo.

Questions: (Julie) Parking spaces? They will be on site. Near the entryway; will add parking if necessary (We haven't been there long enough to see the land problems)

Board Discussion: Normally we ask for a site plan, including the lay out of the barn, how it is accessed, etc. Where is the entrance(s), hours of operation, waste water facilities, septic permit, portalets (?) – put all this into a site plan. Tell us how many people.

Motion to recess until date uncertain. Unanimous! Call the ZA when ready.

Minutes of February 4, 2015 were approved.

Adjourned at 7:52 P.M.